



READINGS

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£49,500 Per Annum

Former Care Home, 111 Melbourne Road, Ibstock, LE67 6NN

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Readings Property Group are pleased to bring to market a Former Care Home which sits on approx. 0.5 acres. Until recently it was known as the 'Elms Care Centre and is set back from Melbourne Road with ample parking to the front. The site includes a coach house which has been utilised for office use and to the rear the property offers a large garden. The site offers the opportunity subject to planning for residential conversion or other alternative uses such as a day nursery, school/college, religious centre etc. The gross internal area measures approx. 510 sqm (5,489 sqft).

Location

The premises is located on the Melbourne Road in Ibstock, opposite Ibstock Town Cricket Club. Melbourne Road links on to Hinckley Road (A447). Ibstock is a civil parish and former coal mining town in the north-west of Leicestershire and lies between Coalville and Leicester, having the benefit of direct transport links via the A447 arterial route.

Accommodation

The property is arranged over ground and first floor and consists of 16 bedrooms which can be merged to create larger rooms. It has a main hall / living room, a number of shower / wet rooms, staff room, reception, a large kitchen and food preparation room and a main office. Detached from the building is a coach house which accommodates offices, staff/kitchen area and WC facilities.

The Total Gross Internal Area equates to 510 sqm (5,489 sq.ft)

Opportunity & Terms

The Property is Available To Let or For Sale.

To Let: £49,500 per annum

For Sale: Offers in the region of £500,000

Planning

Taking in to consideration the previous user, we believe the current planning use would fall under Class C2

We would advise all interested parties to make their own enquiries and not solely rely on information we have provided

Rating Assessment

TBC

Energy Performance

Awaiting EPC

VAT

We understand VAT is not applicable.

Services

Mains water, electric and gas are available.

Legal Costs

Each party to pay their own legal costs

Application & Referencing

All applications will be subject to the relevant checks.

Viewing

Strictly by appointment with sole agent, Readings Property Group, 48 Granby Street, Leicester LE1 1DH (Hassan Gaffar). (0116) 2227575

Agents Notes

CONSUMER PROTECTION LEGISLATION - These letting details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our Details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the prospective tenant for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.